

# ***Willow Pointe Homeowners Association, Inc.***

6200 Savoy, Suite 420, Houston, Texas 77036 (713) 728-1126

## **Board of Directors Meeting Via Zoom November 29, 2022, at 7:00 p.m.**

### **MINUTES**

#### **Board of Directors:**

##### **Present**

Leo Feldman – President  
Beant S. Lamba – Vice President  
Regina Wall – Secretary  
Jacquie Landry – Treasurer

#### **Absent:**

#### **Management Company**

Carlos Mata – Randall Management  
Jane Godwin – Randall Management

#### **Call to Order:**

With a Quorum present the meeting was called to order at 7:02 p.m.

#### **Establish Quorum – Roll Call:**

With a majority of the Board of Directors present, the quorum was established.

#### **Adoption of Agenda:**

The agenda was reviewed, and a motion was made by Leo Feldman, seconded by Jacquie Landry, and it was agreed to approve the agenda as presented.

**Rules of the Meeting:** Leo Feldman read the rules of the meeting to all homeowners attending the meeting. Please hold any questions or comments that you might have and be prepared to address the Board of Directors and Randall Management under the Open Forum Section which is listed below on this agenda. Some items that pertain only to your unit may need to be addressed in Executive Session.

**Approval of Previous Meeting Minutes** – The minutes from the October 25, 2022, meeting were reviewed. A motion was made by Leo Feldman, seconded by Jacquie Landry, and it was unanimously agreed to approve the minutes from October 25, 2022, as presented.

**Ratification of decisions made since last Board Meeting** – There were no decisions made between meetings.

#### **Management-Administrative Report:**

**Financial Report** – Jane Godwin reviewed the financial statements for the month ending on October 31, 2022. A motion was made by Leo Feldman, seconded by Jacquie Landry, and it was unanimously agreed to approve all the October 31, 2022, financial reports as presented.

**Deed Restrictions** – Carlos Mata reported that inspections are done each month by Randall Management. The letter count is as follows: thirty-seven (37) violation letters were sent this month and there were twenty-five (25) violations corrected

**Pending Legal** – Jane Godwin reported that there were seven (7) accounts in collection, two (2) accounts in litigation and three (3) closed files with the attorney.

#### **Committee Reports:**

**Modifications Committee/ARC** – The committee's volunteer assistant, Cheri Zimmerman, read the committee report. Since the last open meeting, 7-new home improvement applications have been received, 9-applications were approved, and 4-applications are still pending.

**Safety Awareness & County Liaison** – Leo Feldman stated that the Board is looking for volunteers and a chairperson. Leo reported that the monthly HCSO patrol contract reports are posted on the website and reminded homeowners to report illegally parked or abandoned cars to the HCSO. Leo also reminded homeowners about the traffic study being conducted by Harris County Precinct 3 to review traffic patterns and parked cars on Trail Ridge Drive. Next, Leo reported that West Harris County MUD No. 10's bond proposal on the November ballot for improving parks and trails in the district had failed, but that the MUD's operator (TOPS Water) would continue to fix sidewalks and concrete around manhole covers in the district. Finally, Leo stated that Harris County just received bids from contractors to resume work on the White Oak Bayou Flood Reduction Project in early 2023.

**Recreation and Social Committee** – Committee member Leanne Lauck reported that the Winter Wonderland event is scheduled for December 10, 2022, between 2-4 p.m., at the community pool parking lot. Leo Feldman stated that the committee had refurbished the fall wreaths and was working on the winter holiday decorations.

**Landscape Committee** – Leo Feldman reported that seasonal color has been installed and that he had turned off all the sprinklers in the community, except the ones that water the flowers. Leo reported that he completed some minor sprinkler repairs, and that other irrigation repairs would be made in the spring.

#### **Unfinished Business:**

**Financial Institutions & Bank Accounts** – Leo Feldman reported that the Board has secured a higher rate of return for all of the operating and reserve accounts.

**Petition to Lower Speed Limit to 20 MPH** - Leo reminded all those present that the County had determined all the streets in Willow Pointe are eligible for the speed limit to be lowered to 20 MPH; however, a petition must be submitted to the County with at least 300 signatures from Willow Pointe residents. Leo stated that the Board has asked for volunteers to help collect signatures but to date, nobody has volunteered. Leo stated that if the Board didn't get any volunteers to help collect signatures, the Board would table the matter at a future meeting.

**Common Area Improvements** – Beant Lamba volunteered to review the brick walls and report where repairs needed to be made. Leo Feldman reported that a portion of the leftover funds allocated for landscape extras had been used to pay the handyman to trim trees along Willow Crossing Drive and Trail Ridge Drive.

#### **New Business:**

**2023 Vendor Contracts** - Leo Feldman stated that the Board signs annual contracts for Landscaping & Grounds Maintenance, Swimming Pool Management & Maintenance, Mosquito Control, and Phone-Internet Services for the pool. Leo stated that the electricity contract expires in the spring and that the management company will start reviewing plans in 2023. Leo recommended that the Board negotiate a new 1-year contract with the current pool vendor that will include changing the pool hours to allow owners to use the pool several mornings a week. A motion was made by Leo Feldman, seconded by Jacquie Landry, and it was unanimously agreed to negotiate a new 1-year pool contract with GHM.

**Upcoming Board Meeting Dates** – Leo Feldman stated that this is the final meeting for 2022. Starting in January 2023 meetings will take place every other month via zoom. The scheduled date for the January meeting is January 31, 2023, and Leo will post information on the association website.

**Open Forum:** The Open Forum session is the time that the owners can address the Board of Directors. Each meeting the Willow Pointe Board of Directors provide up to a thirty (30) minute session where each owner has up to three (3) minutes to express themselves, ask questions, and make suggestions. A homeowner inquired about mailbox theft

#### **Adjournment:**

With no further business to discuss, a motion was made by Leo Feldman seconded by Jacquie Landry, and it was unanimously decided to adjourn the meeting at 7:43 p.m.